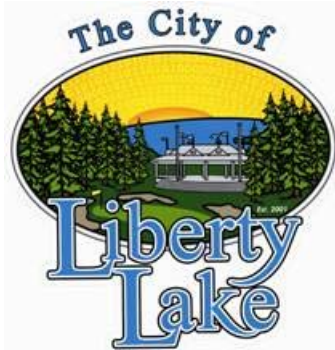


Development Code Resource Guide



Implementing our 2003 - 2022 Comprehensive Plan

What is the GMA?

The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation. Spokane County and the cities within it were mandated to plan under the GMA in 1993. Since the City of Liberty Lake is a new city within Spokane County we are required to develop a comprehensive plan and development regulations. The City has completed the 2003 Comprehensive Plan and creation of development regulations will be the next step. The following planning goals are outlined in RCW 36.70A to guide the development and adoption of comprehensive plans and development regulations

1. Urban Growth - Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce sprawl - Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation - Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
4. Housing - Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
5. Economic development - Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
6. Property rights - Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
7. Permits - Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
8. Natural resource industries - Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
9. Open space and recreation - Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
10. Environment - Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
11. Citizen participation and coordination - Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

12. Public facilities and services - Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
13. Historic preservation - Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.
14. Shorelines - Utilize the goals and policies of the Shoreline Management Act, as set forth in RCW 90.58.020, for shorelines of the state.

How does the Development Code relate to the Comprehensive Plan?

The Comprehensive Plan is the starting point for any planning process and the centerpiece of local planning. Development regulations implement the Comprehensive Plan and include a variety of land use regulations, such as zoning, subdivisions, critical areas, landscaping, planned unit development, signs, etc. The City's Development Code will contain a range of development regulations, regulating how land is subdivided, used, and developed. After the Development Code is created, the City will need to develop other ordinances relating to the environment, road and sewer standards, etc. The Development Code must be consistent with the Comprehensive Plan and the Growth Management Act, as well as being internally consistent. State agencies are required to comply with comprehensive plans and development regulations of jurisdictions planning under the GMA. The 2003 City Comprehensive Plan was based on the City's Vision Statements and is intended to provide guidance for public and private decision makers who will be responsible for the future of the City of Liberty Lake in the next 20 years. The Development Code makes the goals and policies of the Comprehensive Plan happen in a simplified, easy to use format.

Proposed Development Code Components

- Introduction
- Land Use / Zoning Districts & Zoning Map
- Design Standards
- Applications and Review Procedures
- Exceptions to Code Standards

What is the timeline for creation of the Development Code?

Upon adoption of the 2003 Comprehensive Plan by the City Council, the implementation process begins which includes the formation of the zoning code, development regulations, and design standards into the Development Code. The process is expected to run from Summer 2003 to Spring 2004. GMA requires proposed implementation regulations to be forwarded to the Washington State Office of Community Development, as well as other state agencies for review and comment 60 days prior to the final City Council adoption of the Development Code.

How can the public get involved in creating the Development Code?

1. Attend the City of Liberty Lake Planning Commission meetings which are held the 2nd & 4th Wednesdays of each month at 4pm in the City Hall Large Conference Room, 1421 N. Meadowwood Ln., Suite 120.
 - a. Agendas are available on the City website at least the day before the scheduled meeting at www.libertylakewa.gov under Community Development - Committees & Commissions - Planning Commission.

2. Participate in the public workshops and hearings that are advertised in the Liberty Lake Splash and on the City of Liberty Lake website at www.libertylakewa.gov
 - a. Notices are available on the City website at least 14 days before the scheduled workshop or hearing at www.libertylakewa.gov under Community Development - Committees & Commissions - Planning Commission.

For additional information please contact:

The City of Liberty Lake Planning & Community Development Department
1421 N. Meadowwood Ln., Suite 120, Liberty Lake WA 99019

Phone - (509) 755-6708, Fax - 755-6713, Website - www.libertylakewa.gov